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REDEVELOPMENT AGENCY
512 Golden Gate Avenue
San Francisco 2, Calif.

NARRATIVE REPORT OF WORK PROGRESS

(From July 1, 1952 to July 31, 1952)

AREAS IN WHICH WORK HAS been DONE

Redevelopment Area "A" - Western Addition
Redevelopment Area "B" - Diamond Heights
Redevelopment Area "C" - John McLaren Park
South of Market Study Area

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CTIVITIES

WESTERN ADDITION

1. Tentative Plan

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In satisfaction of DSCUR requirements for the Tentative Plan, Agency
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I. AREAS IN WHICH WORK HAS BEEN DONE

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II. PROGRESS OF PLANNING ACTIVITIES

WESTERN ADDITION

1. Tentative Plan

a. Preparation of Plan: Incorporating changes informally suggested by Agency Counsel and DSCUR, the fifth draft of the Tentative Plan, the first draft of which was begun in March of this year, was approved by the Agency as the final draft and forwarded to DSCUR for its review and approval.

b. Site Planning: The Agency requested the Board of Supervisors to amend Ordinance Number 5082, designating the Western Addition Redevelopment Area, in order that the westerly boundary line, which now cuts through the rear of three lots which are included within Project Area Number One, instead conform to the rear property line of those lots. The Agency further voted to incorporate that change in the Tentative Plan.

Through the joint invitation of the Director of the Redevelopment Agency and the General Manager of the Recreation and Park Department, some sixty persons attended a meeting at Hamilton Playground on July 17, 1952, at which Agency Member James E. Stratten explained the proposed plan for development of a community center on the south side of Geary Street. Mr. David E. Lewis, General Manager of the Recreation and Park Department, presided. As a result of the expression of public opinion at that meeting, the Redevelopment Agency at a subsequent Agency meeting voted to leave the eastern half of Hamilton Square in recreation use, and to change the Tentative Plan accordingly. This results in a change in the Tentative Plan for the Eastern half of block 703 from "Office and Related Uses" to "Public Use."

In satisfaction of DSCUR requirements for the Tentative Plan, Agency staff began reviewing the great volume of material assembled during the past year from consultation with public and private utility companies; and, based thereon, began preparing detailed documentation on the availability, location, type, capacity and condition of each utility in the Western Addition Project Area One.

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c. Financial Analysis: The preliminary financial plan for Project Area Number One, prepared by Agency staff, was reviewed and revised by the Agency. It was thereafter forwarded to DSCUR for review.

After staff review, the statement on project financing and rent ranges prepared for public distribution and as a part of the Report to the Board of Supervisors on the Tentative Plan was reviewed by the Agency. It was thereafter forwarded to DSCUR for review.

d. Local Non-cash Grants-In-Aid: In accordance with DSCUR requirements for the Tentative Plan, Agency staff began and 70% completed the draft of a detailed explanation and justification of the local non-cash grants-in-aid which will be provided and the portion of the cost of local undertakings which can be credited to the project as non-cash grants-in-aid.

2. General

a. Rehousing: The Agency prepared and forwarded to the San Francisco Housing Authority an analysis of families eligible, according to income limits, for low rent public housing who will be displaced by redevelopment in Project Area One; and requested concurrence by the Housing Authority in the view that all eligible site occupant families can be accommodated in low rent public housing as vacancies become available over a two to four year period beginning in the latter part of 1953.

As a result of staff review and of consultation with persons having experience in acquiring properties, a second draft of the report entitled "The Effect of Redevelopment on Residents and Property Owners in Western Addition Project Area Number One" was prepared for consideration by the Agency. This report recommends basic policies and procedures to be used in acquiring properties and rehousing residents, and suggests methods for owner participation.

b. Public Information: In order that as many groups as possible understand the Tentative Plan prior to the public hearing, Agency staff held individual conferences with a number of persons who head groups in the Western Addition or are influential in such groups, to explain the Tentative Plan in detail and to get their reactions to both the Plan and the suggested procedures to be followed with reference to rehousing residents of the Project Area. Included in these contacts were the President of the Ministerial Alliance, the Japanese-American Citizens League, the Supervisors of the Golden State Mutual Life Insurance Co., the Chairman of the Public Affairs Committee of the Buchanan Street YMCA-YWCA, the President of the National Council of Negro Women, the Executive Secretary of the San Francisco Urban League, a representative of the National Association for the Advancement of Colored People, three ministers who have churches in the Western Addition, and a representative of the Police Department.

On July 25 thirteen persons, including representatives of some of the above organizations plus the League of Women Voters, real estate interests, S. F. Council of Churches, Central Council of Civic Clubs, S. F. Planning and Housing Assn., and Ellis-Polk Youth Council attended a meeting at which Agency staff presented the proposed procedures for use in rehousing residents who

will be displaced by the Western Addition Project. A question and answer period followed, during which discussion centered about whether property owners will receive fair value for their property.

DIAMOND HEIGHTS

a. Final Plan: The San Francisco Board of Supervisors approved the "Application for Final Advance of Funds for the Diamond Heights Approved Project Area B-1" on July 9th. Subsequently, the application was forwarded to DSCUR for its consideration.

Agency staff prepared specifications and a contract form for engineering work to be performed in connection with the Final Plan.

b. Cooperation With Public Agencies: Agency staff members and Agency Counsel explained the requirements of Section 33574 of the Community Redevelopment Law (requiring notification of all applicants for building permits within an approved project area that the site they seek to improve is within a proposed redevelopment project area) to staff members of the Department of Public Works, Bureau of Building Inspection, Central Permit Bureau and Zoning Division of the Department of City Planning; and in cooperation with those staff members established procedures for assuring compliance with the requirements of the law.

c. Cooperation With Civic Groups: At the request of the San Francisco Real Estate Board, the model of the Diamond Heights Project, the existing conditions map, architects drawings, the Tentative Plan, photographs and other illustrative material were exhibited during the month in the Board's Library, at their headquarters, 105 Montgomery Street. Their monthly bulletin for the preceding month had notified members that the exhibit would be available for inspection during July.

Also on request, a member of the Agency staff addressed a luncheon meeting of the Mission Branch of the Real Estate Board on July 21st. The subject of the talk was "The Diamond Heights Redevelopment Program." Colored slides were shown.

JOHN McLAREN PARK

Project Area planning was suspended during the month pending determination of the park boundaries by the Recreation and Park Department in cooperation with the Department of City Planning.

SOUTH OF MARKET STUDY AREA

a. Redevelopment Area Determination: Staff members continued analysis of desirable boundaries for a redevelopment area for consideration by the Agency. This study included several field trips into the area and the assistance of staff members of the Department of City Planning.

b. Cooperation With Public Agencies: At the request of the Director of Planning, the findings of the South of Market Preliminary Staff Study were presented,

for their general information, to members of the City Planning Commission at the regular meeting of July 25th. Prior to this meeting a field trip through the area was arranged by the Department of City Planning for the purpose of observing at first hand the conditions which make redevelopment desirable.

At the request of the S. F. Unified School District, pertinent information on redevelopment possibilities was given to that Department to assist it in determining the need for new school facilities in the South of Market Area.

c. Public Information: After review and approval by the Agency, a summary statement of the findings of the preliminary study on redevelopment possibilities in the South of Market Area was prepared and mimeographed for distribution to individuals and groups showing interest in the subject.

At the request of the City Planning Committee of the Junior Chamber of Commerce, a talk on redevelopment possibilities in the South of Market Area was given at the meeting of the committee on July 17, 1952.

ACTIVITIES PERTAINING TO ALL AREAS

a. Cooperation With Public Agencies: Representatives of eleven Federal, State, and local public agencies were in attendance at a meeting in the Agency office on July 9th to discuss, as advocated by Administrator Foley, "Recently Announced Procedures for Co-ordinating Application of All Federal Assistance Available in Dealing With Complicated Slum Clearance Projects, Especially in Cities Where Large Numbers of Minority Group Families Are to be Displaced." The Director brought the group up-to-date on plans for redevelopment in San Francisco, particularly in relation to the proposed Western Addition Project. A detailed explanation was given of the plans for rehousing persons who will be displaced by the project, and of the feasibility of the rehousing program. With special reference to the legal requirements, the specific manner in which each of the governmental agencies present could assist in carrying out the program was discussed. Each agency represented was requested to appoint a liaison person to work with the redevelopment Agency staff.

b. Public Information: As implementation of the policy that there shall be no discrimination or segregation in the sale, lease, or use of land within redevelopment project areas because of race, color, creed, ancestry or national origin, the Agency authorized distribution on request of the reprint entitled "Effect of Nonwhite Purchases on Market Prices of Residences" from the July, 1952, issue of the Appraisal Journal. Prepared by Agency staff and authorized for distribution were a map entitled "Minority Occupancy in San Francisco," which illustrates its extent and prevalence, and photographs of single family residential blocks in which one or more homes are owned and occupied by minority families.

James E. Lash

JAMES E. LASH
Director

Dated: August 15, 1952